



MAYOR AND COUNCIL AGENDA

NO. 13

DEPT.: Community Planning & Development Services
STAFF CONTACT: Scott E. Parker, AICP

DATE PREPARED: 3/17/05
FOR MEETING OF: 4/04/05

SUBJECT: Introduction and Adoption of Ordinance to grant Text Amendment Application TXT2004-00213, as amended, to amend Article XIV of the Zoning Ordinance to add a new section: Section 25-710.28, "Twinbrook Metro Performance District Optional Method of Development," and to amend Section 25-710.30 "Optional Method Approval" and Section 25-710.31 "Use Permit Approval", Twinbrook Commons, L.L.C. applicant.

RECOMMENDATION: Staff recommends that this ordinance be introduced and adopted at the meeting of April 4, 2005 so as to enable the Mayor and Council to approve the Twinbrook Commons Preliminary Development Plan ("PDP") at the same meeting. The PDP is being processed under the Twinbrook Metro Performance District Optional Method of Development that will be established with the adoption of the ordinance granting the text amendment.

If the Mayor and Council wish to introduce the ordinance and proceed to adoption at the same meeting, the ordinance should first be introduced, then a motion should be made to waive the layover period. If the motion to waive the layover period is approved by an affirmative vote of four members of the Mayor and Council, you may then proceed to move to adopt the ordinance.

DISCUSSION: Twinbrook Commons L.L.C. and WMATA have entered into a joint development agreement to develop the 26-acre WMATA owned property at the Twinbrook Metro Station. The applicant is proposing a mixed-use residential, office, and retail transit oriented development. Currently, 16.95 acres of the project are in Montgomery County. The portion of the proposed development within the City is 8.36 acres, with all but 1.77 acres of the City portion on the west side of the CSX and Metro tracks. The 1.77- acre piece within the City of Rockville on the east side of the tracks is commonly referred to as the Suburban Propane site.

It should be noted that WMATA has filed an annexation petition to incorporate all of the development area currently within Montgomery County into the City of Rockville. It should also be noted that Montgomery County has approved a Preliminary Development plan and a Phase I Site Plan for the development within the jurisdiction of Montgomery County.

PROPOSAL: The applicant has requested this text amendment to provide an alternative method of optional development within the RPC zones for large tracts of land located in close proximity to a metro station entrance. The following are germane and relevant items associated with the text amendment:

Application

1. Minimum of ten acres
2. Located within 1,200 feet of a Metro station entrance
3. RPC zone

Process

1. Approval of a Preliminary Development Plan (PDP) for the entire site by the Mayor and Council
2. Subsequent approval of Use Permits for individual phases by the Planning Commission

Development Standards

1. Residential and commercial uses required, with a minimum of ten percent ground floor retail
2. Maximum commercial density of 1.0 FAR.
3. Maximum heights for residential structures – 170 feet if 300 feet or more from single family detached residential property; otherwise 145 feet.
4. Maximum height for commercial structures – 170 feet if 300 feet or more from single family detached residential property; otherwise 110 feet.
5. Setbacks from off-site, single family detached residential units – one foot for every three feet of height.

The City Attorney's office has made certain revisions in the language and organization originally proposed in the text amendment application for purposes of clarity and greater consistency with the organization and language of other provisions of the Zoning Ordinance. Some of the more salient changes included in the attached ordinance are:

- The text amendment application was filed prior to the adoption of the Comprehensive Transportation Review Methodology. Proposed Section 25-710.28 (b) (3) has been revised to reference the CTR.
- The provision in the text amendment application providing for an adequate public facilities determination validity period of twelve (12) years has been deleted from the proposed zoning text and will be included, instead, in the Twinbrook Commons Preliminary Development Plan approval. The twelve (12) year validity period is not consistent with the horizon date of the CTR analysis performed for the project. However, the Applicant voluntarily used the CTR methodology before it was adopted by the City and has received from Montgomery County an adequate public facilities determination with a validity period of twelve (12) years. The Applicant is not willing to accept a lesser validity period in connection with development approval from the City.
- The language in the text amendment application requiring developments to comply with the urban design review process for the Rockville Pike Corridor Area has been deleted from the attached ordinance since that provision currently is a requirement of Use Permit approval for development in the Rockville Pike Corridor Area. (Section 25-710.31 of the Zoning and Planning Ordinance)
- The text amendment application provided that the approval of the Optional Method shall be in accord with the provisions governing approval of Optional Method of development in the Town Center Planning Area. (Section 25-683). That has been changed in the attached ordinance to provide that the approval process shall be in accord with the provisions governing approval of Optional Method of development in the Rockville Pike Corridor Area (Article IV, Division)(See Section 25-710.28 (b) (12))
- The language in the text amendment application providing for approval of use permits by the Planning Commission is not included in the ordinance inasmuch as that provision currently exists in Section 25-710.31 pertaining to the approval of use permits in the Rockville Pike Corridor Area.
- The text amendment application and the attached ordinance provides that developments are

subject to the City's parking design standards, except for parking spaces within a WMATA controlled garage, which shall be governed by WMATA design standards. The current WMATA design standards have not been included in the ordinance, because they could change in the future. (See Section 25-710.28 (b) (15)).

- The language in the text amendment application pertaining to shadow studies has been revised in proposed Section 25-7.10.28 (b) (16) to provide: "Developments shall be so planned so as to minimize the impacts of shadows on existing surrounding off-site single-family residential dwelling units."

The attached ordinance also amends Division 3 of Article XIV, pertaining to the approval procedures for optional method of development and use permits in the Rockville Pike Corridor Area as follows:

(1) Amends Section 25-710.30 "Optional Method Approval" so as to

- Add a new subsection (a) to make clear that the section applies to both the Twinbrook Metro Performance District Optional Method of Development as well as the "standard" optional method of development within the Rockville Pike Corridor Area.
- Correct a typographical error by changing the requirement that a finding be made of compatibility with existing and proposed development in the Town Center Planning Area to a finding of compatibility with existing and proposed development in the Rockville Pike Corridor Area.

(2) Amends Section 25-710.31 "Use Permit approval" so as to make clear the use permit approvals by the Planning Commission shall be consistent with findings and conditions of any approved Preliminary Development Plan.

STAFF COMMENT: Twinbrook Commons and WMATA are applying for this amendment to facilitate development of the Twinbrook Metro site. The provisions within this text amendment will give the applicant the flexibility to accommodate the development commensurate with approvals that are already in place within the County.

It should be noted that the applicant added a clause to subsection 13 of the text amendment related to shared parking. The applicant has stated that their development plan may include a movie theatre, which creates the need for the addition to the text amendment.

The new clause states that:

"In addition to the parking requirements set forth herein, the total number of parking spaces for any development approved pursuant to a Preliminary Development Plan Optional Method of Development under Section 25-710-28 shall be computed in accordance with the shared parking requirements set forth in Section 25-693(2)."

This section refers to the shared parking allowed within Optional Method of Approvals within the Town Center area. Staff has reviewed this provision, and we support the change.

Boards and Commissions Review: The Planning Commission considered this application at their meeting of December 15, 2004, and their recommendation is attached (Attachment 3).

PREPARED BY:

SE Parker

Scott Parker, AICP, Acting Chief of Planning

3/28/05

Date

APPROVE:

Arthur D. Chambers

Arthur D. Chambers, AICP, Director

3/23/05

Date

APPROVE:

Scott Ullery

Scott Ullery, City Manager

3/31/05

Date

LIST OF ATTACHMENTS:

1. Text Amendment
2. Staff Memo
3. Planning Commission Recommendation

Ordinance No. _____ ORDINANCE: To Grant Text Amendment Application No. TXT2004-00213, as amended, Twinbrook Commons, LLC, Applicant

WHEREAS, Twinbrook Commons, LLC, c/o Holland and Knight, LLP, 3 Bethesda Metro Center, Suite 800, Bethesda, Maryland 20814, filed Text Amendment Application TXT2004-00213, for the purpose of providing an alternative optional method of development within the RPC zones for large tracts of land located in close proximity to a metro station entrance; and

WHEREAS, the Mayor and Council of Rockville reviewed the aforesaid application at its meeting of August 2, 2004, and accepted the application for further processing; and

WHEREAS, the Planning Commission reviewed the proposed text amendment application at its December 15, 2004, meeting and recommended approval, as set forth in a memorandum dated December 16, 2004; and

WHEREAS, pursuant to Article 66B of the Annotated Code of Maryland, the Mayor and Council of Rockville gave notice that a hearing on said application would be held by the Mayor and Council in the Council Chambers at Rockville City Hall on January 10, 2005, at 7:00 p.m. or as soon thereafter as it may be heard; and

WHEREAS, on January 10, 2005, said application came on for hearing at the time and place provided for in said advertisement; and

WHEREAS, the Mayor and Council having considered the text amendment application, and the entire file pertaining thereto, said Mayor and Council having decided that the granting of this application in the form set forth below would promote the health, safety and welfare of the citizens of the City of Rockville; and

WHEREAS, the Mayor and Council has determined that it is necessary and appropriate to correct a typographical error and to make certain other clarifying changes to the use permit and optional method approval procedures applicable in the Rockville Pike Corridor Area, such changes being related to the effective implementation of the optional method of development in the RPC Zone.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that Text Amendment Application No. TXT2004-00213 be, and the same is hereby, granted, in the form set forth below.

SECTION 1. That Chapter 25 of the Rockville City Code entitled “Zoning and Planning” be amended by amending Section 25-311, table of “Development Standards for Rockville Pike Corridor Area” so as to add a new column to indicate the maximum residential density in the RPC and RPR zones, including a new footnote (9) as follows:

RPC – 60 dwelling units per acre⁽⁹⁾

RPR – 60 dwelling units per acre

⁽⁹⁾ Residential density may be increased to 66 dwelling units per acre on properties developed under Section 25-710.28, Twinbrook Metro Performance District Optional Method of Development.

SECTION 2. That Chapter 25 of the Rockville City Code entitled “Zoning and Planning,” Article XIV entitled “Rockville Pike Corridor Area,” Division 2, entitled “Special Requirements Relating to Use and Development,” be amended by adding a new Section 25-710.28, “Twinbrook Metro Performance District Optional Method of Development” to read as follows:

Sec. 25-710.28. Twinbrook Metro Performance District Optional Method of Development.



(a) Use of the Twinbrook Metro Performance District Optional Method of Development is a voluntary option and an alternative to Section 25-710.27 for large tracts of land in the RPC Zone located within close proximity to a WMATA Metro Station, where multiple buildings are planned to be developed over a long period of time. The Twinbrook Metro Performance District Optional Method is intended as an alternative to the optional method of development set forth in Section 25-710.27. Submission of a preliminary development plan application under the Twinbrook Metro Performance District optional method commits the applicant to a greater degree of development control authority by the Mayor and Council. The Mayor and Council may grant additional building height and flexibility where a development complies with more extensive standards of urban design review and traffic impact review and mitigation and provision for desired land uses. Any development that receives approval may exceed the normal building height and F.A.R. specified in Table III contained in section 25-311 of this chapter, provided that in no event shall the resulting building exceed the maximum height and F.A.R. specified in this section.

(b) Developments submitted for approval under the Twinbrook Metro Performance District optional method of development shall be subject to the following additional modifications and requirements:

(1) A minimum area of ten (10) acres shall be required for applications under the Twinbrook Metro Performance District optional method;

(2) All land within the development area must be located within 1,200 feet of a main pedestrian portal of a WMATA Metro Station;

(3) All applicants shall prepare and submit with the preliminary development plan application a traffic impact study in conformance with the City's "Comprehensive Transportation Review" methodology, or its successor, and shall provide mitigation of traffic impacts as may be acceptable to the Mayor and Council.

(4) All buildings abutting off-site residential land developed with single-family detached dwelling units shall provide a minimum side and rear set back of one (1) foot for every three (3) feet of height;

(5) The area developed under the Twinbrook Metro Performance District optional method must contain a mix of uses, including residential and commercial components. Not less than ten percent (10%) of the ground floor space within the development plan area that has street frontage must be devoted to retail sales and/or personal services. Nothing herein shall preclude parking structures from occupying ground floor space, provided that at least 70 percent of the street frontages of all of the parking facilities within the development plan area are concealed by a separate occupiable building. For purposes of this subsection, the 70 percent (70%) calculation shall be based on the total street frontage of all parking structures. The Mayor and Council may authorize modification to this use requirement where its strict application would result in practical difficulty or unnecessary hardship to the owners. Developments

approved under the Twinbrook Metro Performance District optional method shall not be subject to the use requirements of Section 27-710.21;

(6) All developments shall provide a system of public easements or rights-of-way for public pedestrian ways linking elements of the development with neighboring properties and the WMATA Metro Station;

(7) The Mayor and Council may authorize additional building heights up to the following maximum heights: (a) commercial building height of one hundred ten (110) feet, except that a maximum of one hundred seventy (170) feet may be permitted for a commercial building located at least 300 feet from a single family detached residential property; and (b) residential building height of one hundred forty-five (145) feet; except that a maximum of one hundred seventy (170) feet may be permitted for a residential building located at least 300 feet from a single family detached residential property.

(8) The area within all public streets and pedestrian ways, whether dedicated to the City or placed in an easement, may be included in the net development area of the development for the purpose of calculating the allowable F.A.R. and residential density;

(9) Approved development densities may be shifted within the gross tract area of the development, but in no event shall the commercial F.A.R. as calculated based on the gross tract area exceed 1.0 F.A.R. or the residential density exceed sixty-six (66) dwelling units per acre;

(10) Approval of development under the Twinbrook Metro Performance District optional method shall be in accord with the approval procedures and requirements set forth in Division 3 of this Article XIV.

(11) The office and retail parking space quantity requirements governing the Rockville Pike Corridor Area as set forth in Section 25-710.27 (9) (a) and (b) shall apply. The parking space requirements for all other uses shall be as provided for in Section 25-395, except the minimum parking space requirements for residential uses for multi-family dwelling units shall be as follows: For each dwelling unit with one separate bedroom or less, one (1) space; for each dwelling unit with 2 separate bedrooms, one and one quarter (1¼) spaces; for each dwelling unit with 3 or more separate bedrooms, two (2) spaces. In addition to the parking requirements set forth herein, the total number of parking spaces for any development under this section shall be computed in accordance with the shared parking requirements set forth in Section 25-693(2);

(12) Parking required in connection with the approval of a Use Permit need not be located within the boundaries of the area covered by the subject Use Permit but must be located within the area covered by the approved preliminary development plan;

(13) All developments shall be subject to the parking design standards set forth in Article IX, Division 2, except that the parking space design standards for parking spaces

within a WMATA controlled garage intended for Metro Station commuter parking shall be governed by the design standards approved and adopted by WMATA.

(14) Developments shall be so planned as to minimize the impacts of shadows on existing surrounding off-site single-family residential dwelling units;

(15) All developments that abut Rockville Pike shall provide a landscaped berm, walkway, splash block treatments and building landscaping along the Rockville Pike frontage in substantial accordance with the Rockville Pike Streetscape guidelines contained in the Plan.

(16) The Mayor and Council may, in connection with the approval of a preliminary development plan, approve housing for the elderly and physically handicapped. Such approval by the Mayor and Council shall eliminate the requirement to obtain special exception approval for housing for the elderly and physically handicapped as provided for by Section 25-296.

SECTION 3. That Chapter 25 of the Rockville City Code entitled "Zoning and Planning," Article XIV entitled "Rockville Pike Corridor Area," Division 3, entitled "Approval Procedures," be amended by amending Section 25-710.30, "Optional method approval" and Section 25-710.31, "Use Permit Approval" to read as follows:

Division 3. Approval Procedures

Sec. 25-710.30. Optional method approval.

(a) The provisions of this section shall apply to the approval of developments under the optional method of development pursuant to section 25-710.27 and to the approval of developments under the Twinbrook Metro Performance District optional method of development pursuant to section 25-710.28.

[(a)] (b) Preliminary Development Plan. All land developed in accordance with [the] an optional method shall be included in a Preliminary Development Plan approved by the Mayor and Council. The Preliminary Development Plan shall remain in full force and effect for the duration of the subdivision or development of the land, but it may be amended from time to time with approval of the Mayor and Council. Once approved, and except as amended by the Mayor and Council, a Preliminary Development Plan shall control the development of all of the property included in the Preliminary Development Plan. Successors in title to the applicant of a Preliminary Development Plan shall be bound in the same manner and to the same extent as the applicant once the Preliminary Development Plan is approved by the

Mayor and Council. Approval of a Preliminary Development Plan also constitutes approval of a Preliminary Subdivision Plan in accordance with Article XV of this chapter.

[(b)] (c) The Mayor and Council may authorize optional method development only if it determines that the proposed development is in substantial accordance with the Plan, and with the intent and purpose of this article, and is compatible with adjacent existing and permitted uses and developments. In making such determination, the Mayor and Council shall consider:

- (1) Provisions made for traffic impact mitigation, open space, pedestrian circulation, and environmental amenities;
- (2) The particular dimensions, grade and orientation of the site, and the location and height of existing and proposed development in the [Town Center Planning] Rockville Pike Corridor Area;
- (3) The finding and requirements necessary for the approval of a preliminary plan under Article XV of this chapter.

[(c)] (d) All requests for optional method approval shall be accompanied by the material and information the Mayor and Council requires to make a decision and accompanied by such fee as is determined by resolution of the Council.

[(d)] (e) The fact that an application complies with all of the specific requirements and purposes of the applicable zone or the article shall not be deemed to create a presumption that the development shall be approved.

[(e)] (f) *Procedures following filing of Preliminary Development Plan application.*

The procedures governing the filing of a Preliminary Development Plan shall be controlled by section 25-121 (posting of signs); 25-122 (written notice); 25-123 (establishment of hearing date); and 25-124 (referral of application to Planning Commission); and a public worksession with the Mayor and Council, Planning Commission, and the applicant will be held on the Preliminary Development Plan prior to, or shortly following submission of an application.

Sec. 25-710.31. Use permit approval.

All developments in the Rockville Pike Corridor Area shall require approval of a use permit application in accordance with sections 25-192 and 25-193, except that the following additional requirements shall apply in the Rockville Pike Corridor Area:

- (1) Subject to the findings made by the Mayor and Council in connection with the approval of any Preliminary Development Plan, the [The] Planning Commission shall approve a use permit application only if the Commission finds:

- a. That the proposed development will be consistent with the Plan;
 - b. That the proposed development will be consistent with the approved Preliminary Development Plan, if applicable;
 - c. That the proposed development will be consistent with the intent and purpose of this article; and
 - d. That the proposed development will not overburden existing public services, including water, sanitary sewer, public roads, schools, storm drainage and other public improvements.
- (2) All developments in the RPR zone and all optional method developments in the RPC zone shall comply with the urban design review process for the Rockville Pike Corridor Area as contained in the Plan.
- (3) In approving a use permit application, the Planning Commission may impose such conditions, not inconsistent with the findings and conditions contained in any approved Preliminary Development Plan, [in connection therewith] as will, in its opinion, assure that the improvement and development will conform to the requirements, including, but not limited to:
- a. provisions for the protection of adjacent property;
 - b. access and design for off-street parking and loading; and
 - c. provisions for community facilities.

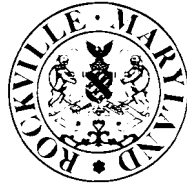
Note: [Brackets] indicate material deleted
Underlining indicates material added

I hereby certify that the foregoing is a true and correct copy of an

Ordinance adopted by the Mayor and Council at its meeting of

Claire F. Funkhouser, CMC, City Clerk

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
City of Rockville

MEMORANDUM

December 8, 2004

TO: City of Rockville Planning Commission

FROM: Scott Parker, AICP, Planner III 

VIA: Bob Spalding, AICP, Chief of Planning 

SUBJECT: Proposed Zoning Text Amendment TXT2004-00213; To amend Article XIV, Rockville Pike Corridor Area, to create new section 25-710-28. Text Amendment is to facilitate development of the Twinbrook Commons Development. ALSO: Minor Correction to ZTA-27-04 regarding Optional Method of Development in the Rockville Pike Corridor Area.

BACKGROUND

The Zoning Ordinance provides for the Mayor and Council to review new text amendment applications to determine if further consideration of the application is appropriate. Those deemed appropriate are referred to the Planning Commission for review and recommendation (Section 25-143(b)).

The applicants for this text amendment, the Washington Metropolitan Area Transit Administration (WMATA), and the JBG Companies, have also applied for Preliminary Development Plan (PDP) PDP2004-00009, Annexation Petition ANX2004-00136, and MAP2004-00090, all of which are related requests regarding the preliminary plan approval of the Twinbrook Commons development. Twinbrook Commons is a proposed 26-acre development at the site of the Twinbrook Metro station. Currently, the proposal has 16.95 acres within Montgomery County jurisdiction. This is the area that is the subject of the annexation petition. The Map Amendment will change the zoning of the Montgomery County portion upon annexation, change the zoning of the 1.77-acre Suburban Propane parcel (the only part of the development proposal within the City of the east side of the tracks), and re-affirm the RPC zoning of the portion of the development within the City on the west side of the tracks.

ANALYSIS

This text amendment, which is attached for review (Attachment 2), will effectively establish a new section of the Ordinance related to developments in close proximity to the Twinbrook Metro Station.

As previously stated, the applicants are also proposing a PDP for the redevelopment of the site, which will be reviewed currently with this text amendment request.

The following are the relevant highlights of the text amendment:

Application

1. Minimum of ten acres
2. Located within 1,200 feet of a Metro station entrance
3. RPC zone

Process

1. Approval of a Preliminary Development Plan (PDP) for the entire site by the Mayor and Council
2. Subsequent approval of Use Permits for individual phases by the Planning Commission

Preliminary Development Plan Approval

1. PDP indicating uses, densities, heights and general locations of uses and roads
2. Trip Reduction Agreement
3. Twelve-year Adequate Public Facilities validity period

Development Standards

1. Residential and commercial uses required, with a minimum of ten percent ground floor retail
2. Maximum commercial density of 1.0 FAR.
3. Maximum heights for residential structures—170 feet if 300 feet or more from single family detached residential property; otherwise 140 feet
4. Maximum height for commercial structures—170 feet if 300 feet or more from single family detached residential property; otherwise 110 feet.
5. Setbacks from off-site, single family detached residential units—one foot for every three feet of height.

RECOMMENDATION

Staff recommends approval of the text amendment. We believe that the flexibility provided within this new section will create the flexibility needed to create vibrant communities within the Metro station areas.

ADDITIONAL ITEM:

Staff notes that a minor correction is required for Ordinance number 27-04, which amended the section of the Ordinance related to Optional Method approvals. Section 25-710.30(b)(2) should be modified as follows:

“The particular dimensions, grade and orientation of the site, and the location and height of existing and proposed development in the **Town Center Planning Area.**”

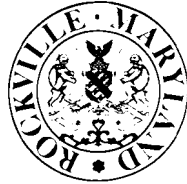
To read as:

“The particular dimensions, grade and orientation of the site, and the location and height of existing and proposed development in the **Rockville Pike Corridor Area.**”

/sep

Attachments: 1. Applicant letter
2. Proposed Text Amendment Language






City of Rockville

MEMORANDUM

December 16, 2004

TO: Mayor and Council

FROM: Planning Commission

VIA: Scott E. Parker, AICP, Planner II 

SUBJECT: Planning Commission Recommendation Regarding Twinbrook Commons
Applications: Annexation petition ANX2004-00136; Sectional Map Amendment
MAP2004-00090; Text Amendment TXT2004-00213; Preliminary Development
Plan PDP2004-00009

On December 15, 2004, the Planning Commission, at a regularly scheduled and advertised meeting, reviewed and provided recommendations to the Mayor and Council on the items referenced above, as provided in the Ordinance. The Planning Commission considered all of the applications referenced above together, and provided one comprehensive recommendation.

Concerning the first item referenced above, application ANX2004-00136, the Planning Commission conducted a public hearing regarding the annexation of 16.95-acres of property associated with the Twinbrook Commons development. These 16.95 acres are currently under the jurisdiction of Montgomery County. This public hearing item was conducted first, and five members of the public spoke to the application. The response was generally favorable.

The following items, which were considered together, were as follows:

MAP2004-00090—A sectional Map amendment to change the zoning of the 16.95-acres of land to be annexed; to change the zoning of the 1.77-acre Suburban Propane property from I-2 to RPC; and to reaffirm existing RPC zoning on portions of the property adjacent to Chapman Avenue.

TXT2004-00213—Text Amendment to amend Article 14, creating a new Section 25-710-28, creating an optional method of development for proposals near the Twinbrook Metro station.



PDP2004-00009- Preliminary Development Plan (PDP) for the development of the Metro site.

The Planning Commission voted 6-0 to recommend approval of all the applications of the proposal. Specific comments from the individual commissioners are noted below.

Commissioner Johnson started the deliberations, stating that the concept is terrific, and is looking forward to the use permits to look at the proposal's details.

Commissioner Holz echoed Mr. Johnson's comments, adding that he commended the applicant for its outreach efforts to the community. He also stated that everyone is worried about traffic, but that Smart Growth starts at the Metro.

Commissioner Mullican stated that she has always supported this project, and has been impressed with the support and reasonableness of the Twinbrook Citizens Association (TCA). She stated that traffic was going to increase no matter what, and that this was a good development.

Commissioner Ostell stated that she supported the proposals. She further stated that the Montrose (and perhaps other) neighborhoods should have more input. Although expressing some concern over the project, she did compliment the applicant on their design and environmentally sensitive features.

Commissioner Britton also complimented the applicant on its outreach efforts and stated that the field visit was very helpful. He further stated that cut-through traffic should be addressed.

Chairman Hilton commented last, stating that the proposal contained a lot of positives. He also stated that an awful lot of residential units are coming online, and that at some point the City will need to address the issue of adequacy of fire protection through any APFO discussions.

/sep